



9 Roper Way, North Walsham

Offers in Region of £325,000

9 Roper Way

North Walsham, North Walsham

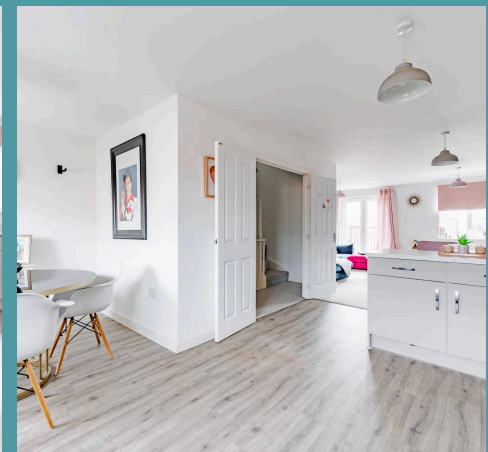
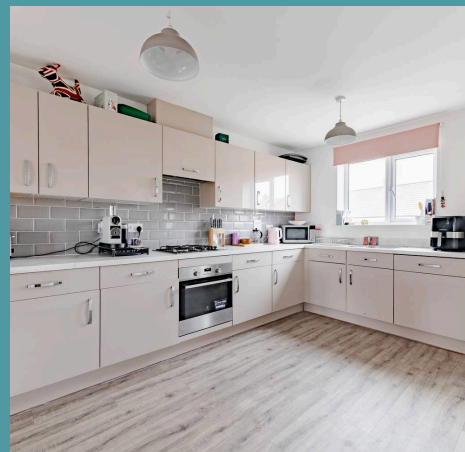
Arranged across three floors, this spacious and flexible home in North Walsham offers ample living space for families or those seeking extra room. The ground floor features an integral garage, a welcoming hallway with storage, a convenient WC, and a versatile bedroom that could easily serve as a reception room. The middle floor boasts an open-plan living and kitchen area flooded with natural light, ideal for entertaining, with a modern gloss kitchen and Juliet balcony. The upper floor houses three generously sized bedrooms, including a master with an ensuite, and a family bathroom, ensuring convenience. Outside, the garden offers exciting potential for personalisation, while the property also benefits from parking to the front and nearby countryside walks for a perfect rural lifestyle.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





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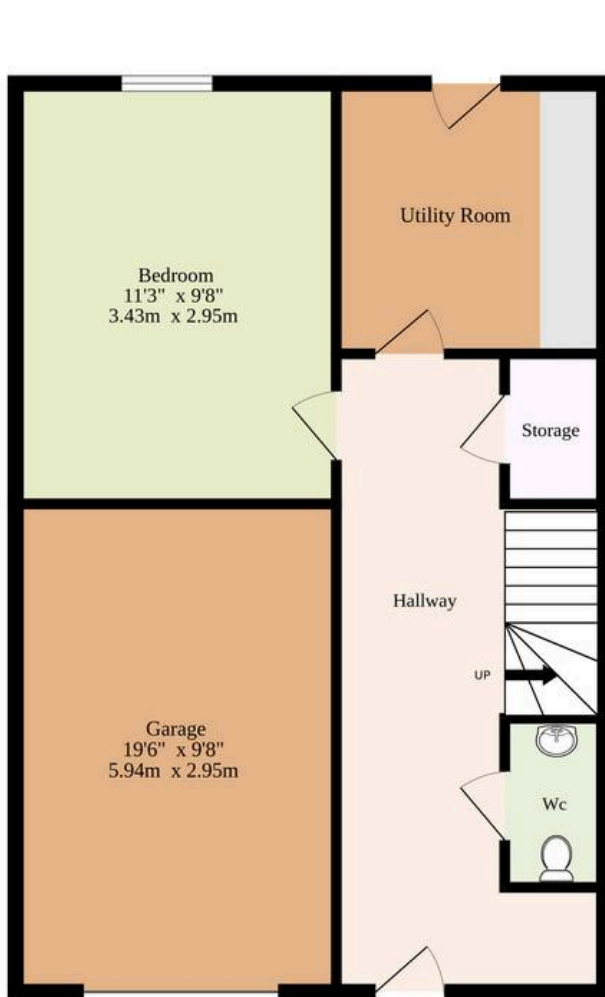
The Location

Located in the bustling market town of North Walsham, offering the perfect blend of rural charm and convenience. With excellent local amenities, including schools for all ages, supermarkets, GP surgeries, and parks, it's a well-connected area for family life. The train station, just 0.8 miles away, provides easy access to Norwich and beyond, while the stunning North Norfolk coast, including Cromer, is only 8.3 miles away.

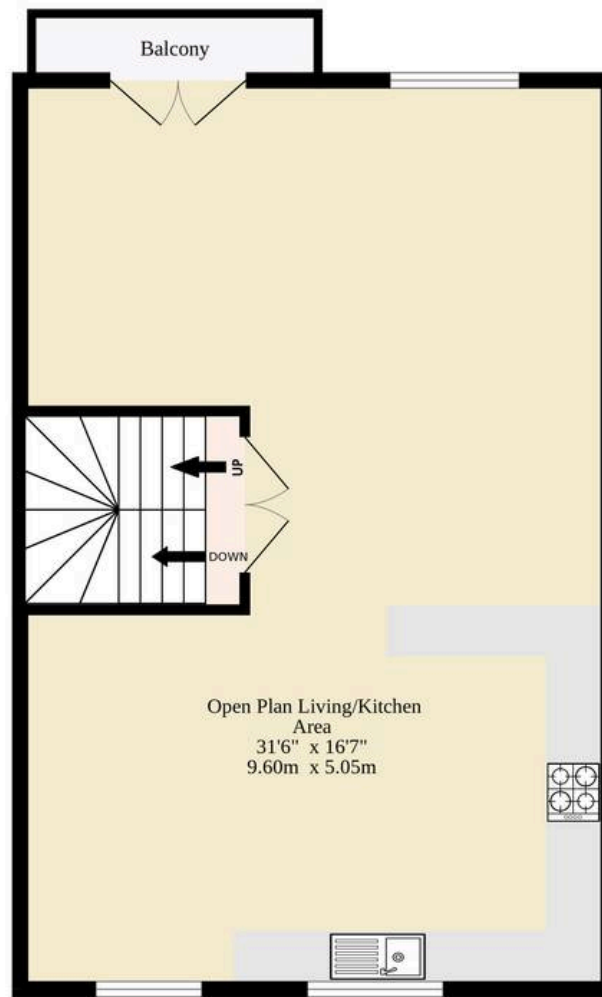
Enjoy countryside walks right on your doorstep, providing a peaceful setting, while also being within reach of the UEA, Science Park, University Hospital, Norwich Airport, and Norwich Railway Station, making this location ideal for both work and leisure.



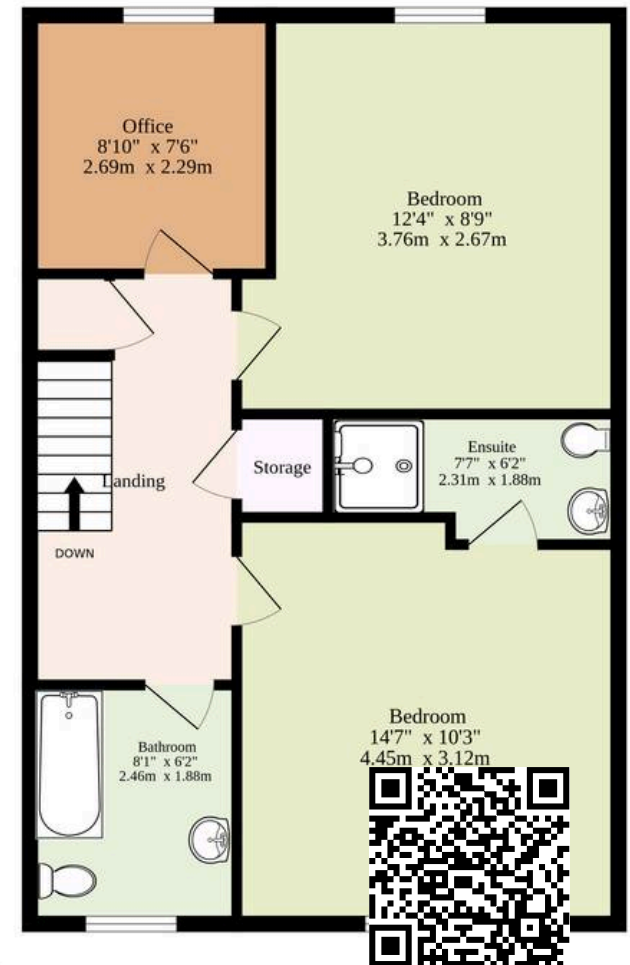
Ground Floor
442 sq.ft. (41.1 sq.m.) approx.



1st Floor
564 sq.ft. (52.4 sq.m.) approx.



2nd Floor
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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